
CHAPTER 7:

GENERAL TECHNICAL REHABILITATION GUIDELINES

WOOD TRIM	25
MASONRY	26
STUCCO	27
PAINT	27
METALS	27
GENERAL MAINTENANCE TASKS	28
ENERGY CONSERVATION	29

CHAPTER 7: GENERAL TECHNICAL REHABILITATION GUIDELINES

NOTE:

**CONSULTATION WITH HRC STAFF
IS REQUIRED FOR
CLEANING AND PAINTING OF
HISTORIC BUILDING MATERIALS.
SEE APPENDIX A, BOOK 1.**

Policy:

Technical maintenance procedures should be employed for all historic building materials that will extend their life.

WOOD TRIM

48. PROTECT WOOD TRIM WITH A CONTINUOUS COAT OF PAINT.

- Use approved colors. A catalogue of approved colors is on file at the Historic Resources Commission.
- Always establish a good substrate to assure bonding of the new paint.

49. PRESERVE WOOD FEATURES THAT ARE IMPORTANT IN DEFINING THE OVERALL HISTORIC CHARACTER OF THE BUILDING. EXAMPLES ARE SIDING CORNICES, BRACKETS, WINDOW AND DOOR FRAMES.

- Repair original wood wherever feasible.
- Replace deteriorated wood only; patch when feasible.

50. PROTECT WOOD FEATURES FROM DETERIORATION.

- Provide proper drainage where feasible to minimize rot.

51. REPAIR WOOD FEATURES BY PATCHING, PIECING-IN, CONSOLIDATING OR OTHERWISE REINFORCING THE WOOD.

- Avoid removal of damaged wood that can be repaired.
- Synthetic consolidating agents may be used. See the HRC for details.

MASONRY

52. LEAVE BRICK UNPAINTED WHERE FEASIBLE.

- This is especially true for historic buildings.
- If the brick is already painted, avoid paint removal schemes that damage the finish with abrasive methods. (Sandblasting, for example, will damage the finish and accelerate erosion).
- Consider repainting the brick rather than stripping down to bare brick. Recognize that this will require repainting periodically. A muted background color will work best, allowing you to use brighter colors for accents.

53. PRESERVE MASONRY FEATURES THAT DEFINE THE OVERALL HISTORIC CHARACTER OF THE BUILDING.

- Examples are: walls, foundations, quoins, and steps.
- Avoid rebuilding a major portion of exterior masonry walls that could be repaired, so that the building is no longer historic and is essentially new construction.

54. PRESERVE THE ORIGINAL MORTAR JOINT AND BRICK UNIT SIZE, THE TOOLING AND BONDING PATTERNS, COATINGS AND COLOR WHERE FEASIBLE.

- Avoid applying paint to masonry that has been historically unpainted.

55. REPOINT MORTAR JOINTS WHERE THERE IS EVIDENCE OF DETERIORATION.

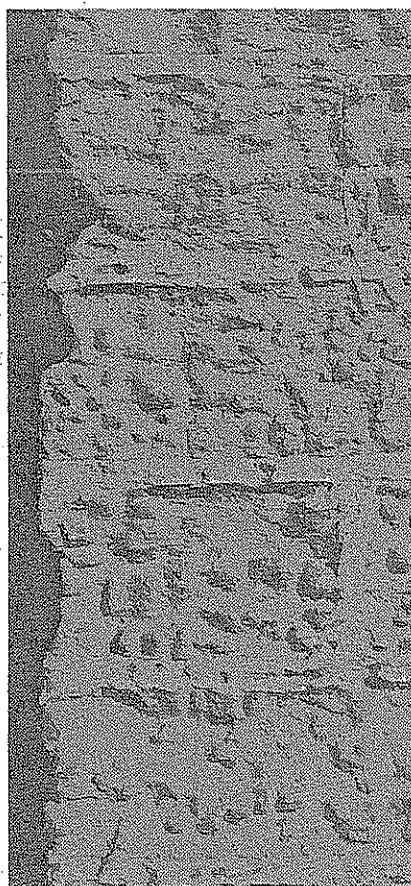
- Duplicate the old mortar in strength, composition, color and texture.
- Avoid using mortar with a high portland cement content, which will be substantially harder than the original.
- Duplicate the mortar joints in width and profile.

56. PROTECT MASONRY FROM WATER DETE- RIORATION.

- Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features.
- Provide positive drainage away from foundations to minimize rising moisture.

57. CLEAN MASONRY WITH THE GENTLEST METHODS POSSIBLE.

- Clean masonry only when necessary to remove heavy soiling.



Guideline 49. Sandblasting or other abrasive cleaning of historic materials is prohibited.

- Test cleaning procedures in sample patches first.
- Low pressure water and detergent cleaning, using bristle brushes, is encouraged.
- No abrasive cleaning methods, such as sand blasting, are allowed. These may remove the water-protective outer layer of the brick and thereby accelerate deterioration.

STUCCO

58. PRESERVE THE ORIGINAL STUCCO FINISHES.

- Note that "Pebbledash" (used on Hunt buildings) and "Roughcast" (used on Smith Buildings) are slightly different compositions.

59. AVOID ABRASIVE CLEANING METHODS.

- Sandblasting is inappropriate.

PAIN

60. ALWAYS PREPARE A GOOD SUBSTRATE.

- Remove damaged or deteriorated paint only to the next intact layer, using the gentlest method possible, prior to painting.

61. USE COMPATIBLE PAINTS.

- Some latex paints will not bond well to earlier oil-based paints without a primer coat.

METALS

62. PRESERVE ARCHITECTURAL METAL FEATURES THAT CONTRIBUTE TO THE OVERALL HISTORIC CHARACTER OF THE BUILDING.

- Examples are columns, storefronts, and some decorative trim.

63. PROTECT METALS FROM CORROSION.

- Provide proper drainage to minimize water retention.
- Maintain protective coatings, such as paint, on exposed metals.

64. USE THE GENTLEST CLEANING METHOD POSSIBLE WHEN REMOVING DETERIORATED PAINT OR RUST FROM METAL SURFACES.

- Harsh abrasive cleaning methods should be avoided.

65. REPAIR METAL FEATURES BY PATCHING, SPLICING, OR OTHERWISE REINFORCE THE ORIGINAL METAL WHENEVER POSSIBLE.

66. AVOID COMBINING DISSIMILAR METALS THAT MAY REACT ELECTROLYTICALLY AND THEREBY DETERIORATE.

GENERAL MAINTENANCE TASKS

67. IN ADDITION TO THE REHABILITATION IMPROVEMENTS THAT YOU PLAN, YOU ARE ENCOURAGED TO INCLUDE THESE BASIC MAINTENANCE TASKS:

STREETS AND ALLEYS

- Clear debris from sidewalks and alleys.

UPPER STORY WINDOWS

- Wash upper story windows.
- Clear debris from upper story windows.
- Repair shades or curtains in upper story windows.
- Reglaze loose glass.
- Install weatherstripping.

STOREFRONTS

- Wash display windows.
- Repair damaged kickplates.
- Re-caulk display windows.
- Install weatherstripping around doors.

ROOFS

- Clear debris from gutters and downspouts, to prevent backing up.
- Patch leaks in the roof.
- Repoint eroded mortar in the parapet wall. Use an appropriate mortar mix. (See the HRC staff for advice.)
- Re-solder downspout connections, to prevent water leaking out onto the wall.
- Connect downspouts into underground sewers. Don't allow water to run out at the base of the building.

AWNINGS AND CANOPIES

- Repair leaking downspouts for metal canopies.
- Replace worn fabric awnings.
- Resecure loose awning hardware.

SIGNS

- Resecure sign mounts to building front.
- Repaint faded graphics.
- Replace burned out bulbs.
- Repair worn wiring.



Guideline 67. Maintain and repair metal canopies to avoid conditions like the one pictured above.

ENERGY CONSERVATION

68. IT IS A MYTH THAT INSTALLING THERMAL GLASS SHOULD BE A PRIORITY. GENERALLY, THE PROBLEM IS THAT OLDER GLASS HAS DRIED AND SHRUNKEN GLAZING COMPOUND AROUND IT, WHICH ALLOWS AIR TO LEAK THROUGH. THE BEST STRATEGY IS TO REGLAZE EXISTING GLASS. YOU MAY ALSO CONSIDER INSTALLING STORM WINDOWS. BE CERTAIN THAT THE FRAME STYLES OF THE STORM WINDOWS MATCH THOSE OF THE ORIGINAL WINDOWS. FOLLOW THESE STEPS FIRST:

- Reglaze all loose glass.
- Weatherstrip doors and windows.
- Install destratification fans to circulate air.
- Install insulation in the attic.
- Consider installing insulation in the crawl space or basement.

These techniques will generally yield more effective results than installing storm windows.